

Appendix H: Phase I Environmental Site Assessment

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
DIAMOND SPRINGS PARKWAY
SIXTY-THREE (63) PARCELS
PLACERVILLE AND DIAMOND SPRINGS,
EL DORADO COUNTY, CALIFORNIA**

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Project No. E07057.009
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El Dorado County Department of Transportation
Ms. Jennifer Maxwell
2850 Fairlane Court
Placerville, California 95667

Subject: **DIAMOND SPRINGS PARKWAY PHASE I ENVIRONMENTAL SITE ASSESSMENT**
Sixty-Three (63) Parcels, Placerville and Diamond Springs, El Dorado County,
California

Reference: 1. Proposal and Contract for PE07-562; Prepared by Youngdahl Consulting Group, Inc.; 31
October 2007.

Dear Ms. Maxwell,

As requested, Youngdahl Consulting Group, Inc. has performed a Phase I Environmental Site Assessment for the Diamond Springs Parkway parcels in El Dorado County. The Diamond Springs Parkway (DSP) project area includes 63 parcels located east of Missouri Flat Road and north of Pleasant Valley Road in Placerville and Diamond Springs, El Dorado County, California (Figure 1 - Vicinity Map). The El Dorado County Department of Transportation (DOT) is proposing the construction of the Diamond Springs Parkway to improve traffic circulation along Pleasant Valley Road and Missouri Flat Road, north of Diamond Springs. The Project is identified in the County General Plan (2004) and Circulation Map as a planned four-lane divided road and is part of DOT's 5-year Capital Improvement Plan (CIP). The user of this report, El Dorado County DOT, may rely on the information contained herein for all purposes in connection with the DSP.

It is the opinion of the Youngdahl Consulting Group Inc.'s environmental professional that there are identified recognized environmental conditions. The rationale used for these opinions are the observations made during the site visits, the review of historical documents, review of Federal, state, and local regulatory records, and interviews with knowledgeable persons. Please refer to the attached report for a discussion of our findings, opinions, and recommendations.

This Phase I Environmental Site Assessment has been completed in accordance to the ASTM Practice E 1527-05. Youngdahl Consulting Group, Inc. (YCG) declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Should you have any questions or require additional information, please contact our office at your convenience.

Very truly yours,
Youngdahl Consulting Group, Inc.

Reviewed by:

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
DIAMOND SPRINGS PARKWAY
SIXTY-THREE (63) PARCELS
PLACERVILLE AND DIAMOND SPRINGS, EL DORADO COUNTY, CALIFORNIA**

EXECUTIVE SUMMARY

The property descriptions referred to herein are based on a parcel map provided by El Dorado County Department of Transportation and on site reconnaissance visits performed by representatives of Youngdahl Consulting Group, Inc. The Diamond Springs Parkway (DSP) is located east of Missouri Flat Road and north of Pleasant Valley Road in Placerville and Diamond Springs, El Dorado County, California (Figure 1 - Vicinity Map). The project area includes 63 parcels located in a setting that includes active commercial, industrial, residential, and vacant properties. This area was formerly used for agricultural purposes, as a part of a railroad depot and yard, and as a lime plant. Highway 49 has been an active right-of-way for over 100 years. The DSP project area is comprised of 18 Highway (Hwy) 49 parcels within the Hwy 49 corridor and 45 non-Hwy 49 parcels.

The El Dorado County Department of Transportation (DOT) proposed the construction of the Diamond Springs Parkway (DSP) to improve traffic circulation along Pleasant Valley Road and Missouri Flat Road, north of the Town of Diamond Springs. The DSP project is identified in El Dorado County's General Plan (2004) and Circulation Map as a planned four-lane divided road and is part of DOT's 5-year Capital Improvement Plan (CIP). DOT currently anticipates phasing construction of the DSP in two major phases. Under the first phase, the DSP would be constructed as a 2-lane arterial. The second phase would require widening the DSP to a four-lane, divided arterial with an ultimate ROW of 100 feet. The DSP would also require improvements to Diamond Road (SR-49), from just north of the DSP, south to Pleasant Valley Road.

It is the opinion of the Youngdahl Consulting Group Inc.'s environmental professional that there are identified recognized environmental conditions (RECs) and potential RECs (P-RECs) within the DSP project area. The rationale used for these opinions are the observations made during the site visits, the review of historical documents, review of Federal, state, and local regulatory records, and interviews with knowledgeable persons. The RECs and P-RECs are presented and have been categorized into one of five categories based on current or historic use: industrial, agricultural, railroad, right-of-ways, and residential.

Recognized Environmental Conditions (RECs)

Non Hwy 49 DSP APN	Parcel Owner	Address	Industrial REC & Recommendation
327-270-04	Shyrel & Donald Bahlman	4451 Missouri Flat Rd	EDCEMD's file identified the existence free-phase viscous oil and stained soil in the sidewalls of test pits dug in 1999 by McLaren Hart, Inc. The stained soil showed low levels of toluene, ethylbenzene, and xylenes in the oil and low level diesel range hydrocarbons in the soil. Heavy metals were not identified. In 1999 EDCEMD requested investigation and remediation of the free-phase oil contamination. EDCEMD did not request cleanup of the stained soil. In 2006, JD Smith Consulting (JDS) conducted a site investigation to evaluate the extent and volume of soil containing free-phase oil. JDS concluded that the oil was a combination of immobile, strongly weathered motor oil and grease related to historic railroad uses at the site. During the investigation, an El Dorado Irrigation District (EID) water leak was identified on the north side of the property. The EID water leak reportedly acted to mobilize the oil observed in 1999.



Non Hwy 49 DSP APN	Parcel Owner	Address	Industrial REC & Recommendation
			JDS recommended to EDCEMD that the site be issued a no further action letter since elevated levels of toxic compounds were not detected. The EDCEMD did not agree. In 2006 EDCEMD requested the lateral extent of the oil-impacted soil be identified and removed. A work plan to address EDCEMD's request was prepared by JDS and submitted on 26 June 2007 that proposed the removal of the upper 2 to 3 feet of soil and stockpile onsite for later use as backfill. The lower 3 to 4 feet of soil was to be excavated, transported, and disposed of at an approved Class II landfill facility. To date, these activities have not been conducted. Youngdahl Consulting Group, Inc. recommends that the EDCEMD approved workplan be carried out to evaluate the lateral and vertical extent of contamination on this parcel.

Potential Recognized Environmental Conditions (P-RECs)

Industrial: It is also recommended that during construction, those Non Hwy 49 DSP parcels formerly part of the Diamond & Caldor Railway depot and engine house (APNs 327-270-26, 327-270-27, 327-270-03, 327-270-04, 327-270-46, 327-270-48, and 327-270-49) and the Diamond Lime Mineral Plant (DSP Non-Highway 49 parcels 051-250-46 and 051-250-54) be observed for the potential indication of hazardous materials releases or disposal areas. Figure 2 identifies the historical locations of the Diamond & Caldor Railway yard and the Diamond Lime Mineral Plant. If suspect recognized environmental conditions are identified during future construction activities, please notify Youngdahl Consulting Group, Inc. for further evaluation.

Non Hwy 49 DSP APN	Parcel Owner	Address	Industrial P- REC & Recommendation
327-300-08	Missouri flat Prof Ctr Office	None	EDCEMD's file identified a Regional Water Quality Control Board request for additional soil and groundwater investigations at upgradient Sierra Door property located to the east. Groundwater is contaminated at the Sierra Door site and it reportedly flows to the northwest towards parcel 327-300-08. There is a potential for hydrocarbon contaminated groundwater and soil vapors to migrate from the Sierra Door site to the northwest towards DSP APN 327-300-08. Youngdahl Consulting Group, Inc. recommends a soil vapor survey and/or groundwater sampling based on the parameters of the proposed construction activities at this parcel (i.e. depth and lateral extent of soil excavation activities).
327-270-03	El Dorado Co Ind Dev Co	None	Formerly part of Diamond & Caldor Railway yard, there is a potential for hazardous materials releases or disposal areas. If suspect recognized environmental conditions are identified during future construction activities, please notify Youngdahl Consulting Group, Inc. for further evaluation.
327-270-26	John Gilmore	4429 Missouri Flat Rd	Same as above.
327-270-27	John Gilmore	None	Same as above.



Non Hwy 49 DSP APN	Parcel Owner	Address	Industrial P- REC & Recommendation
327-270-46	Teter Family Trust	4487 Missouri Flat Rd	Same as above.
327-270-48	Raley's	4465 Missouri Flat Rd	Same as above.
327-270-49	Raley's	4465 Missouri Flat Rd	Same as above.
051-250-46	GGV Missouri Flat LLC	4021 Lime Plant Rd	Formerly part of Diamond Lime Mineral Plant, there is a potential for hazardous materials releases or disposal areas. If suspect recognized environmental conditions are identified during future construction activities, please notify Youngdahl Consulting Group, Inc. for further evaluation.
051-250-54	Lindeman Michael D TR	None	Formerly part of Diamond Lime Mineral Plant, there is a potential for hazardous materials releases or disposal areas. If suspect recognized environmental conditions are identified during future construction activities, please notify Youngdahl Consulting Group, Inc. for further evaluation.

Agriculture: The following table identified DSP parcels with prior agricultural use, specifically deciduous orchards during the years 1935 through 1973.

Hwy 49 DSP APN	Parcel Owner	Address	Agricultural P- REC & Recommendation
051-250-11	Dorthia Gumble	4000 Hwy 49	Orchards on 1935, 1952, and 1962 photos. Youngdahl Consulting Group, Inc. recommends sampling for agricultural chemicals, lead, and arsenic where soil is to be disturbed.
051-250-12	Lawrence Abel	4024 Hwy 49	Same as above.
051-250-13	Alice Brewer	None	Same as above.
051-250-31	Scariot Partnership	600 Truck St	Same as above.

Non Hwy 49 DSP APN	Parcel Owner	Address	Agricultural P- REC & Recommendation
327-300-08	Missouri flat Prof Ctr Office	None	Orchards on 1962 and 1971 photos. Youngdahl Consulting Group, Inc. recommends sampling for agricultural chemicals, lead, and arsenic if soil to be disturbed.
051-250-16	Alice Brewer	None	Same as above
051-250-17	Alice Brewer	None	Same as above
051-250-18	Alice Brewer	None	Same as above
051-250-19	Alice Brewer	None	Same as above
051-250-20	Alice Brewer	None	Same as above
051-250-21	Alice Brewer	None	Same as above
051-250-22	Alice Brewer	None	Same as above
051-250-23	Heritage Propane	3280 Bradley Dr	Same as above
051-250-30	Scariot Family	580 Truck St	Same as above
051-250-32	Daniel Heath	570 Truck St	Same as above
051-250-33	Kathleen Stymeist	560 Truck St	Same as above



Non Hwy 49 DSP APN	Parcel Owner	Address	Agricultural P- REC & Recommendation
051-250-39	Steven Stymeist	521 Truck St	Same as above
051-250-42	49er Mini Stg LLC	527 Truck St	Same as above
051-250-46	GGV Missouri Flat LLC	4021 Lime Plant Rd	Same as above
051-250-48	Kamps Propane	3275 Bradley Dr	Same as above
051-250-54	Lindeman TR	None	Same as above
051-250-55	Philip Dawson	520 Truck St	Same as above
051-461-05	Scariot Family	561 Truck St	Same as above
051-461-10	Scariot Family	3940 Hwy 49	Same as above
051-461-46	Scariot Family	551 Truck St	Same as above

Highway 49: Aerially deposited lead occurs in roadside soils and is the result of lead deposition from vehicle exhaust during the era of lead additives in fuel. This lead is attributed to the use of lead in gasoline, which was phased out beginning in the mid-1970s. It is likely that soils near or at the project area may contain high concentrations of total lead. Typically soils within 30 feet of a roadway may potentially be affected by aerially-deposited lead.

Hwy 49 DSP APN	Parcel Owner	Address	Aerially Deposited Lead P- REC & Recommendation
051-250-04	Stephen Coker	141 Happy Lane	Aerially deposited lead may be present within 30 feet of Hwy 49. Youngdahl Consulting Group, Inc. recommends the collection of soil samples for lead analysis where soil is to be disturbed.
051-250-06	Merrill Debenning	4087 Lime Kiln Rd	Same as above
051-250-11	Dorthia Gumble	4000 Hwy 49	Same as above
051-250-12	Lawrence Abel	4024 Hwy 49	Same as above
051-250-13	Alice Brewer	None	Same as above
051-250-31	Scariot Partnership	600 Truck St	Same as above
051-461-11	Steven Stymeist	3948 Hwy 49	Same as above
051-461-12	Mark Aikin	3919 Hwy 49	Same as above
051-461-37	Piedmont Oak Estates LLC	680 Black Rice Rd	Same as above
051-461-54	John Exline	None	Same as above
051-550-47	Piedmont Oak Estates LLC	None	Same as above
054-342-15	Gloria Winstead	None	Same as above
054-342-20	Paul Savage	4160 Hwy 49	Same as above
054-342-23	Randy Green	None	Same as above
054-342-35	Grado Equities II	611 Pleasant Valley Rd	Same as above (Parcel split from 054-342-25)
054-342-36	Randy Green	611 Pleasant Valley Rd	Same as above (Parcel split from 054-342-25)
054-342-27	Grado Equities II	None	Same as above
054-351-19	Terry Ambroff	4093 Hwy 49	Same as above



1.0 INTRODUCTION

This report presents the results of the Phase I Environmental Site Assessment (ESA) performed for the Diamond Springs Parkway (DSP). The DSP is a planned four-lane divided road. The user of this report, DOT, may rely on the information contained herein for all purposes in regard to the DSP Environmental Impact Report (EIR) and right of way acquisitions of parcels, or portions of parcels, as a "bona fide prospective purchaser". This report is valid as of the date stated on the document; the report should not be relied upon for information concerning changes in the condition of the property after the report was prepared.

1.1 Purpose

This Phase I ESA was conducted according to the American Society for Testing and Materials (ASTM) Designation E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Phase I Standards). The ASTM E1527-05 standard is consistent with the requirement of the All Appropriate Inquiry (AAI) rule in Title 40 of the Code of Federal Regulations (40 C.F.R. § 312). The ASTM practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability. The purpose of this Phase I ESA was to identify recognized environmental conditions which may affect the property. Recognized environmental conditions are defined in the ASTM Phase I Standards to mean "the presence or likely presence of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater, or surface water of the property." The term recognized environmental condition is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Controlled substances (i.e illegal drug laboratories) are not included within the scope of this standard. Petroleum products are included within the scope of this practice because they are of concern with respect to many parcels of commercial real estate and current custom and usage is to include an inquiry into the presence of petroleum products when doing an ESA of commercial real estate. This practice does not address requirements of any state or local laws or of any federal laws other than the appropriate inquiry provisions of the CERCLA's landowner liability protection. Users are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this practice. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the property that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance. The scope of this practice includes research and reporting requirements that support the user's ability to qualify for landowner liability protection. As such, sufficient documentation of all sources, records, and resources utilized in conducting the inquiry required by this practice must be provided in the written report.

1.2 Detailed Scope of Services

This scope of services is site specific in that it relates to assessment of environmental conditions on specific parcels of commercial real estate. The Phase I ESA was performed by an environmental professional. An environmental professional is defined as a person meeting the education, training, and experience requirements set forth in 40 CFR § 312.10(b). We declare that, to the best of our professional knowledge and belief, we meet the definition of an Environmental Professional as defined in 40 CFR § 312.10(b). The scope of services for this Phase I ESA is as follows:



Government Records Review: Standard environmental record sources, including Federal, Tribal, and State lists as well as local sources of environmental records were reviewed. We authorized Environmental Data Resources (EDR), to conduct a search of specified government databases and produce a map-based radius search report which would identify sites within the approximate minimum distances pursuant to the ASTM E1527-05 Standard. A current USGS 7.5 Minute Topographic Map showing the area on which the DSP parcels are located was reviewed.

Review of Historical Sources

Historical records that may have been reviewed include, but are not limited to, aerial photographs, fire insurance (Sanborn®) maps, building department records, chain-of-title documents, city directory abstracts, land use records, and USGS Topographic Maps. The AAI rule requires that historical documents be reviewed as far back in time as the property contained structures or the property was used for agricultural, residential, commercial, industrial, or governmental purposes. Under the AAI rule, historical sources of information must be reviewed as far back as 1940. The AAI rule does not specify a research interval for reviewing historical records.

Site Reconnaissance: During our visit to the DSP parcels, we visually and physically observed the property and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles. The AAI rule requires that a visual inspection of adjoining properties be performed from each DSP parcel's property line, public rights-of-way, or another vantage point. The periphery of the each DSP parcel was also observed, as well as the periphery of all structures on the DSP parcels, and the DSP parcels were viewed from all adjacent public thoroughfares. Current and past uses of adjoining properties and properties in the surrounding area were also identified if they were likely to indicate recognized environmental conditions in connection with the adjoining properties or the property. The topographic conditions of the DSP parcels were also noted to the extent visually and/or physically observed to evaluate whether hazardous substances or petroleum products are likely to migrate to a DSP parcel, or within or from a DSP parcel, into groundwater or soil.

Interviews: Prior to the site visit, DOT contacted the DSP parcel owners for permission to access each DSP parcel and to identify a person with good knowledge of the DSP parcel (the key site manager). A Phase I ESA Questionnaire was provided to each DSP parcel owner to facilitate the collection of information and those completed and returned questionnaires are provided in Appendix A). The AAI rule requires interviews be conducted with the current owner(s) and occupant(s) of each DSP parcel. The AAI rule also requires that additional interviews be conducted with current and past facility managers, past owners, operators or occupants of each DSP parcel, and past employees, as necessary to meet the objectives of the AAI rule. The AAI rule allows the environmental professional to determine whether such interviews are necessary.

Identify Data Gaps: If data failure is encountered, the report documents the failure and, if any of the standard historical sources were excluded, the environmental professional will give the reasons for their exclusion. If data failure represents a significant data gap, the report shall comment on the impact of the data gap on the ability of the environmental professional to identify recognized environmental conditions. If the data gaps are found, the Environmental professional can and does not warrant nor guarantee that no significant events, releases, or conditions arose during the periods of such data gaps.

Evaluation and Report Preparation: The findings, opinions, and conclusions in the Phase I ESA report are supported by documentation. The report: (1) describes all services



performed; (2) has a findings section which summarizes known or suspect environmental conditions associated with any of the DSP parcels, and which may include recognized environmental conditions, historical recognized environmental conditions, and de minimis conditions; (3) includes Youngdahl Consulting Group Inc.'s opinion(s) of the impact on a DSP parcel of the known or suspect environmental conditions identified in the findings section as well as the logic and reasoning used in evaluating information collected during the course of the investigation; and (4) includes a conclusions and recommendations section that summarizes the recognized environmental conditions connected with a DSP parcel and presents recommendations to address those conditions. The report will include an analysis of the relationship of the purchase price of a DSP parcel to its fair market value, if it were not contaminated.

Report Shelf Life: Under the AAI rule, a prospective property owner may use a Phase I ESA Report without having to update any information collected as part of the inquiry: (1) if the all appropriate inquiries investigation was completed less than 180 days prior to the date of acquisition of the property or (2) if the Phase I ESA report was prepared as part of a previous all appropriate inquiries investigation and was completed less than 180 days prior to the date of acquisition of the DSP parcels. A prospective property owner may use a previously conducted Phase I ESA Report: (1) if the Phase I ESA report was prepared as part of a previous all appropriate inquiries investigation for the same DSP parcels; and (2) if the information was collected or updated within one year prior to the date of acquisition of the DSP parcels; and (3) certain aspects of the previously conducted report are conducted or updated within 180 days prior to the date of acquisition of the DSP parcels. These aspects include the interviews, on-site visual inspection, the historical records review, and the search for environmental liens.

1.3 Significant Assumptions

This report and review of the DSP parcels is limited in scope. All appropriate inquiry does not mean an exhaustive assessment of a clean property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of the ASTM 1527-05 practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an ESA and the reduction of uncertainty about unknown conditions resulting from additional information. The appropriate level of inquiry will be guided by the type of property subject to assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry.

This type of investigation is undertaken with the risk that the presence, full nature, and extent of contamination would not be revealed by visual observation and review of available data alone. The findings presented in this report were based on field observations and review of available data. Therefore, the data obtained is clear and accurate only to the degree implied by the sources and methods used. The information presented herewith was based on professional interpretation and on the data obtained. No other warranty, expressed or implied, is made.

1.4 Limitations and Exceptions

This study did not include an asbestos survey, or lead paint, or electric and magnetic field (EMF) studies and this study intentionally did not include inquiries with respect to those issues. Those issues are best addressed, where required in isolated studies, by specialty firms licensed or certified to evaluate such technically intricate issues in focused evaluations from a quantitative viewpoint. A review of regional radon values was performed as part of this study. Furthermore, it was not the intent of this report to address issues more appropriate to an Environmental Impact Report such as project feasibility, ecological concerns (such as wetlands delineations), or aesthetic concerns. No analysis of potential flood hazards, slope stability, or other geologic hazards was conducted.



1.5 Special Terms and Conditions and/or Additional Services

A Phase I ESA meeting or exceeding the ASTM 1527-05 practice and completed less than 180 days prior to the date of acquisition (the date on which a person acquires title to the property) or the date of the intended transaction is presumed to be valid. If within this period the assessment will be used by a different user than the user for whom the assessment was originally prepared, the subsequent user must also satisfy the User’s Responsibilities set forth in Section 1.6. Users and environmental professionals may use information in prior environmental site assessments provided such information was generated as a result of procedures that meet or exceed the requirements of ASTM 1527-05.

1.6 User Responsibilities

The user should provide land title records and judicial records for review for the existence of environmental liens or activity and use limitations (AUL), if any, that are currently recorded against the property. AULs are an explicit recognition by a federal, tribal, state, or local regulatory agency that residual levels of hazardous substances or petroleum products may be present on a property, and that unrestricted use of the property may not be acceptable.

If the user is aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, it is the user’s responsibility to communicate any information based on such specialized knowledge or experience in the environmental professional, and before the site reconnaissance is conducted. In a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The user should try to identify an explanation for a lower price which does not reasonably reflect fair market value if the property were not contaminated, and make a written record of such explanation. If the user is aware of any commonly known or reasonable ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, it is the user’s responsibility to communicate such information to the environmental professional before the site reconnaissance is conducted.

2.0 PROPERTY DESCRIPTION

2.1 Site Description and Current Uses of Adjoining Properties

The DSP project area description referred to herein is based on site maps provided by DOT and several site reconnaissance visits performed by representatives of Youngdahl Consulting Group, Inc. These were also the bases for the "Site Plan" (Figure 2). The DSP is situated in Sections 19, 24, and 30 in Township 10 North, Ranges 10 and 11 East of the Mount Diablo Base and Meridian.

Highway 49 Parcels

This portion of the DSP includes those 18 parcels within the Highway 49 corridor. These are parcels along Highway 49 between Truck Street and Pleasant Valley Road. The following table provides a list of the 18 Highway 49 DSP parcels numbers, parcel owner names, addresses, and current parcel zoning.

Hwy 49 DSP APN	Parcel Owner	Address	Currently Zoned
051-250-04	Stephen Coker	141 Happy Lane	Residential
051-250-06	Merrill Debenning	4087 Lime Kiln Rd	Residential
051-250-11	Dorthia Gumble	4000 Hwy 49	Multi-Residential
051-250-12	Lawrence Abel	4024 Hwy 49	Rural Residential
051-250-13	Alice Brewer	None	Vacant Residential
051-250-31	Scariot Partnership	600 Truck St	Improved Industrial
051-461-11	Steven Stymeist	3948 Hwy 49	Improved Industrial



Hwy 49 DSP APN	Parcel Owner	Address	Currently Zoned
051-461-12	Mark Aikin	3919 Hwy 49	Rural Residential
051-461-37	Piedmont Oak Estates LLC	680 Black Rice Rd	Vacant Rural Residential
051-461-54	John Exline	None	Vacant Rural Residential
051-550-47	Piedmont Oak Estates LLC	None	Vacant Rural Residential
054-342-15	Gloria Winstead	None	Vacant Commercial
054-342-20	Paul Savage	4160 Hwy 49	Residential
054-342-23	Randy Green (Winstead)	None	Vacant Commercial
054-342-35 (east of Hwy 49)	Grado Equities II	611 Pleasant Valley Rd	Commercial (Parcel split from 054-342-25)
054-342-36 (west of Hwy 49)	Randy Green (Winstead)	611 Pleasant Valley Rd	Commercial (Parcel split from 054-342-25)
054-342-27	Grado Equities II	None	Vacant Commercial
054-351-19	Terry Ambroff	4093 State Hwy 49	Residential

Non-Highway 49 Parcels

The 45 DSP Non-Highway 49 parcels are located along the proposed DSP alignment from Missouri Flat Road to Highway 49 and along the local roads of Old Depot road, Throwita Way, Truck Street, Bradley Drive, Lime Kiln, Happy Lane, and Black Rice Road. Land use includes residential, commercial, industrial, vacant, and public land. The following table provides a list of the 45 Non-Highway 49 DSP parcels numbers, property owner names, addresses, and current property zoning.

Non- Hwy 49 DSP APN	Property Owner	Address	Currently Zoned
051-250-07	Thomas & Kathryn Debenning	4101 Lime Kiln Rd	Vacant Residential
051-250-08	Thomas & Kathryn Debenning	4119 Lime Kiln Rd	Vacant Residential
051-250-16	Alice Brewer	None	Vacant Residential
051-250-17	Alice Brewer	None	Vacant Residential
051-250-18	Alice Brewer	None	Vacant Residential
051-250-19	Alice Brewer	None	Vacant Residential
051-250-20	Alice Brewer	None	Vacant Residential
051-250-21	Alice Brewer	None	Vacant Residential
051-250-22	Alice Brewer	None	Vacant Residential
051-250-23	Heritage Propane dba Northern Energy Propane	3280 Bradley Dr	Misc Improved Industrial
051-250-30	Scariot Family Ltd Partnership	580 Truck St	Offices
051-250-32	Daniel Heath	570 Truck St	Offices
051-250-33	Kathleen Stymeist	560 Truck St	Vacant Industrial
051-250-37	49er Mini Storage LLC	527 Truck St	Mini Storage
051-250-39	Steven Stymeist	521 Truck St	Misc Improved Industrial
051-250-42	49er Mini Storage LLC	527 Truck St	Mini Storage
051-250-46	GGV Missouri Flat LLC	4021 Lime Plant Rd	Misc Improved Industrial
051-250-48	Kamps Propane	3275 Bradley Dr	Misc Improved Industrial
051-250-54	Lindeman Michael D TR	None	Vacant Industrial
051-250-55	Philip Dawson	520 Truck St	Misc Improved Industrial
051-461-05	Scariot Family Ltd Partnership	561 Truck St	Vacant Industrial
051-461-10	Scariot Family Ltd Partnership	3940 Highway 49	Misc Improved Industrial
051-461-46	Scariot Family Ltd Partnership	551 Truck St	Misc Improved Industrial
327-250-14	EID	None	Vacant Industrial
327-250-16	EID	None	Vacant Industrial
327-250-34	David Hoagland	60 Old Depot Rd	Residential

Non- Hwy 49 DSP APN	Property Owner	Address	Currently Zoned
327-250-35	EID	None	Residential
327-250-37	John Faber	50 Old Depot Rd	Vacant Industrial
327-250-38	John Faber	40 Old Depot Rd	Misc Improved Industrial
327-260-05	Donald Petersen	4380 Missouri Flat Rd	Rural Residential
327-260-06	Donald Petersen	None	Rural Residential
327-260-28	Ike Wayne Griswold	3420 Wedge Hill Rd	Multi-Residential
327-260-39	Gottfried Brunner	None	Rural Residential
327-270-03	El Dorado Co Ind Dev Co	None	Vacant Industrial
327-270-04	Shyrel Bahlman (Donald)	4451 Missouri Flat Rd	Light Manufacturing
327-270-18	Missouri Flat Self Stg CA LLC	4040, 4048, 4056, 4060, 4062, and 4066 Stage Ct	Misc Improved Industrial
327-270-26	John Gilmore	4429 Missouri Flat Rd	Light Manufacturing
327-270-27	John Gilmore	None	Vacant Commercial
327-270-31	Teter Family Trust	None	Vacant Industrial
327-270-43	Teter Family Trust	None	Vacant Industrial
327-270-46	Teter Family Trust	4487 Missouri Flat Rd	Misc Improved Industrial
327-270-48	Raley's	4465 Missouri Flat Rd	Vacant Industrial
327-270-49	Raley's	4465 Missouri Flat Rd	Vacant Industrial
327-270-50	Teter Family Trust	None	Vacant Industrial
327-300-08	Missouri Flat Prof Ctr Office	None	Parking Lot

Note: Misc = Miscellaneous Ind = Industrial; Stg = Storage; Ctr = Center

3.0 USER PROVIDED INFORMATION

3.1 Title Records

Title records were not provided for review.

3.2 Environmental Liens or Activity and Use Limitations

The user, the El Dorado County DOT, did not identify any environmental liens, activity or use limitations.

3.3 Valuation Reduction for Environmental Issues

According to the questionnaires completed by the user, the El Dorado County DOT, the purchase prices or appraised values of the DSP parcels are not significantly less than comparable properties in the vicinity. According to the ASTM 1527-05 guidance for Phase I ESAs, the "User" provides information regarding the value of the property, when compared to similar properties. The environmental professional (EP) has not provided a professional opinion on the property values of the 63 parcels within the DSP project area.

3.4 Reasons for Performing the Phase I

The user, the El Dorado County DOT, requested the completion of the Phase I ESA per ASTM E1527-05 to satisfy the requirement of performing appropriate inquiry provisions of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)'s landowner liability protection.

4.0 INTERVIEWS

Copies of the Phase I ESA Questionnaires completed by the DSP parcel owners and returned are presented in Appendix A. A summary of the questionnaires returned is provided in the tables below. If a recognized environmental condition (REC) was identified on the returned questionnaire, it was noted in the comments column of the following tables.



Hwy 49 DSP APN	Property Owner/Tenant	Contact Names	Questionnaire Returned (Yes or No) & Comments
051-250-04	Stephen Coker	Stephen Coker	No
051-250-06	Merrill Debenning	Merrill Debenning	Yes, no RECs identified.
051-250-11	Dorothia Gumble	Dorothia Gumble	Yes, identified adjacent propane business. No RECs identified.
051-250-12	Lawrence Abel	Larry Abel	Yes, no RECs identified.
051-250-13	Alice Brewer	Barry Brewer	Yes, no RECs identified.
051-250-31	Scariot Fam LTD Partnership	Sue Ferris	No
051-461-11	Steven Stymeist	Steven Stymeist	Yes, identified adjacent El Dorado Disposal maintenance facility. No RECs identified.
051-461-12	Mark Aikin	Mark Aikin	No
051-461-37	Piedmont Oak Estates, LLC	Jim Davies	Yes, no RECs identified.
051-461-54	Exline	John Exline	No
051-550-47	Piedmont Oak Estates, LLC	Jim Davies	Yes, no RECs identified.
054-342-15	Gloria Winstead	Neil Winstead	No
054-342-20	Paul Savage (Charles Sweet)		No
054-342-23	Randy Green (Winstead)	Randy Green	No
054-342-35 (east of Hwy 49)	Grado Equities II	Mitch Munt	Yes, no RECs identified.
054-342-36 (west of Hwy 49)	Randy Green (Winstead)	Randy Green	No
054-342-27	Grado Equities II	Mitch Munt	Yes, no RECs identified.
054-351-19	Terry Ambroff	Terry Ambroff	No

Non Hwy 49 DSP APN	Property Owner/Tenant	Contact Names	Questionnaire Returned (Yes or No) & Comments
051-250-07	Thomas & Kathryn Debenning	Thomas Debenning	No
051-250-08	Thomas & Kathryn Debenning	Thomas Debenning	No
051-250-16	Alice Brewer	Barry Brewer	Yes, no RECs identified.
051-250-17	Alice Brewer	Barry Brewer	Yes, no RECs identified.
051-250-18	Alice Brewer	Barry Brewer	Yes, no RECs identified.
051-250-19	Alice Brewer	Barry Brewer	Yes, no RECs identified.
051-250-20	Alice Brewer	Barry Brewer	Yes, no RECs identified.
051-250-21	Alice Brewer	Barry Brewer	Yes, no RECs identified.
051-250-22	Alice Brewer	Barry Brewer	Yes, no RECs identified.
051-250-23	Heritage Propane dba Northern Energy Propane	Joe Pasic	Yes, property is industrial land with propane stored in above ground tanks. There are no water wells on the parcel. No RECs identified.
051-250-30	Scariot Fam LTD Partnership	Sue Ferris	No
051-250-32	Daniel Heath	Daniel Heath	No
051-250-33	Kathleen Stymeist	Kathleen Stymeist	Yes, no RECs identified.
051-250-37	49er Mini Storage LLC	Happy Quinn	Yes, prior environmental report identified. No RECs identified.
051-250-39	Steven Stymeist	Steve Stymeist	Yes, identified adjacent El Dorado Disposal facility. No RECs identified.
051-250-42	49er Mini Storage LLC	Happy Quinn	Yes, prior environmental report identified. No RECs identified.



Non Hwy 49 DSP APN	Property Owner/Tenant	Contact Names	Questionnaire Returned (Yes or No) & Comments
051-250-46	GGV Missouri Flat LLC	Mitch Munt	Yes, parcel was industrial land. No RECs identified.
051-250-48	Kamps Propane	Lee Dobbs	Yes, property is industrial land that includes propane and diesel fuel storage in above ground tanks. No RECs identified.
051-250-54	Lindeman Michael D TR	Michael Lindeman	Yes, parcel was used as a lime crushing plant. No wells are on the parcel which is serviced by EID. No RECs identified.
051-250-55	Dawson	Philip Dawson	Yes, adjacent to El Dorado Disposal facility. Existing diesel fuel storage tank on the parcel. No RECs identified.
051-461-05	Scariot Fam LTD Partnership	Sue Ferris	No
051-461-10	Scariot Fam LTD Partnership	O Scariot	No
051-461-46	Scariot Fam LTD Partnership	O Scariot	No
327-250-14	EID	Jim Hilton	No
327-250-16	EID	Jim Hilton	No
327-250-34	David Hoagland	David Hoagland	Yes, new heating oil tank identified. Septic system and EID service property. No RECs identified.
327-250-35	EID	Jim Hilton	No
327-250-37	John Faber	John Faber	No
327-250-38	John Faber	John Faber	Yes, discarded automobiles noted on the property. Hand dug private water well no longer in use on site.
327-260-05	Donald Petersen	Donald Petersen	Yes, no RECs identified.
327-260-06	Donald Petersen	Donald Petersen	No
327-260-28	Ike Wayne Griswold	Ike Griswold	Yes, industrial property adjacent to parcel. No RECs identified.
327-260-39	Gottfried Brunner	Gottfried Brunner	No
327-270-03	El Dorado Co Ind Dev Co		No
327-270-04	Shyrel Bahlman (Donald)	Shyrel Bahlman	No
327-270-18	Missouri Flat Self Stg CA LLC	Char Tiempo	No
327-270-26	John Gilmore	John Gilmore	No
327-270-27	John Gilmore	John Gilmore	No
327-270-31	Teter Family Trust	James Teter	Yes, parcel has been used for industrial purposes. Prior environmental reports exist for the parcel. No RECs identified.



Non Hwy 49 DSP APN	Property Owner/Tenant	Contact Names	Questionnaire Returned (Yes or No) & Comments
327-270-43	Teter Family Trust	James Teter	Yes, parcel has been used for industrial purposes. Hazardous materials and petroleum products were previously identified on the parcel. Prior environmental reports exist for the parcel. Note: EDCEMD issued letter of no further action required in October 2008.
327-270-46	Teter Family Trust	James Teter	Yes, parcel has been used for industrial purposes. Hazardous materials, petroleum products, and stained soil were previously identified on the parcel. Prior environmental reports exist for the parcel. Note: EDCEMD issued letter of no further action required in October 2008.
327-270-48	Raley's	None	No
327-270-49	Raley's	None	No
327-270-50	Teter Family Trust	James Teter	Yes, parcel has been used for industrial purposes. Hazardous materials and petroleum products were previously identified on the parcel. Prior environmental reports exist for the parcel. Note: EDCEMD issued letter of no further action required in October 2008.
327-300-08	Missouri Flat Prof Ctr Office	Carl Hillendahl	Yes, no RECs identified.

4.1 Interviews with State and/or Local Government Officials

El Dorado County Environmental Management Department (EDCEMD) was contacted to evaluate the status of the DSP parcels. Results of the file reviews conducted at the EDCEMD are provided in Section 5.2.

5.0 RECORDS REVIEW

The records review consisted of a review of reasonable ascertainable environmental record sources, physical setting sources, and historical use information that will help identify recognized environmental conditions in connection with the property. Reasonably ascertainable record information must be publicly available, obtainable from its source within reasonable time and cost constraints, and be practically reviewable.

5.1 Environmental Record Source - EDR Report

A commercial database search of Federal, Tribal, State, and Local regulatory lists were conducted in order to assess whether documented environmental conditions exist on or near the DSP parcels. In an effort to fulfill due diligence requirements, Youngdahl Consulting Group, Inc. employed the services of Environmental Data Resources, Inc. (EDR) to identify sites listed on regulatory agency databases within approximate minimum search distances from the DSP parcels with potential of existing environmental problems. The term approximate minimum search



distances means the distances within the area which government records must be reviewed pursuant to ASTM Phase I Standards. The term minimum search distance is used in lieu of radius as to include irregularly shaped properties. The EDR Report provides a list of properties that can be found on 41 Federal, 29 State & Local, and 5 Tribal lists. Due to the large volume of information and limits to time and budget to perform a Phase I ESA, professional judgment is used to select which EDR listed sites are further researched and presented in the report.

The EDR Data Map with Corridor Study (EDR Report) for the area including the DSP parcels and vicinity was received on 14 January 2008 and reviewed. A copy of the EDR Report is presented as Appendix B. Included in the report are the dates the original government sources were updated and the dates the sources were last updated by EDR, as well as a list of acronyms used by EDR and descriptions of the various lists searched. The following table provides a summary of the DSP parcels listed on the EDR Report and also adjacent properties listed on the EDR Report. All of the listed DSP parcels are non-Highway 49 parcels except for Symeist Auto Body at 3948 Highway 49 (051-461-11) listed on the HAZNET list. Files for the listed DSP parcel and adjacent properties were reviewed at the El Dorado County Environmental Management Department (EDCEMD). The findings are discussed in Section 5.2.

Database	Search Distance (Miles)	DSP Parcel Listed on EDR Report
CERC-NFRAP	0.500	El Dorado Disposal - 3940 Hwy 49 (051-461-10)
RCRA-SQG	0.250	Rack It - 521 Truck St (051-460-10) Beauty Points Int'l - 4048 Stage Ct Unit H1 (327-270-18) Sierra Design - 4060 Stage Ct Bldg G (327-270-18) Adj) Pac Bell – 281 Industrial Dr Adj) Celebrity Inc. – 4512 Missouri Flat Rd
RCRA-NonGen	0.250	El Dorado Disposal - 3940 Hwy 49 (051-461-10) Arens Bros Environ. - 4066 Stage Ct (327-270-18) Adj) Pac Bell – 281 Industrial Dr
ERNS	Target Property	No DSP
FINDS	Target Property	Rack It - 521 Truck St (051-460-10) El Dorado Disposal - 3940 Hwy 49 (051-461-10) Beauty Points Int'l - 4048 Stage Ct Unit H1 (327-270-18) Sierra Design - 4060 Stage Ct Bldg G (327-270-18) Mother Lode SD - 4429 Missouri Flat Rd (327-270-26) Adj) Pac Bell – 281 Industrial Dr Adj) Celebrity Inc. – 4512 Missouri Flat Rd
SWF/LF	0.500	No DSP Adj) El Dorado Disposal - 4100 Throwita Way
CA WDS	Target Property	El Dorado Disposal - 3940 Hwy 49 (051-461-10) Adj) El Dorado Disposal - 4100 Throwita Way
Cortese	0.500	No DSP Adj) Sierra Door – 4415 Missouri Flat Rd Adj) Pac Bell – 281 Industrial Dr Adj) Former SS – 493 Main St (Case Closed)
SWRCY	0.500	El Dorado Disposal - 580 Truck St (051-250-30) EM Recycling - 4040 A-2 Stage Ct (327-270-18)
LUST	0.500	No DSP Adj) Sierra Door – 4415 Missouri Flat Rd Adj) Pac Bell – 281 Industrial Dr Adj) Former SS – 493 Main St (Case Closed)
CA FID UST	0.250	No DSP. Adj) Sierra Door – 4415 Missouri Flat Rd Adj) Pac Bell – 281 Industrial Dr
UST	0.250	Missouri Station - 4535 Missouri Flat Rd (327-270-08)
HIST UST	0.250	El Dorado Disposal - 3940 Hwy 49 (051-461-10)



Database	Search Distance (Miles)	DSP Parcel Listed on EDR Report
SWEEPS UST	0.250	El Dorado Disposal - 3940 Hwy 49 (051-461-10) Missouri Station - 4535 Missouri Flat Rd (327-270-08) Adj) Sierra Door – 4415 Missouri Flat Rd Adj) Pac Bell – 281 Industrial Dr
CHIRMS	Target Property	No DSP
HAZNET	Target Property	Rack It - 521 Truck St (051-460-10) Symeist Auto Body* - 3948 Hwy 49 (051-461-11) Beauty Points Int'l - 4048 Stage Ct Unit H1 (327-270-18) Arens Bros Environ. - 4066 Stage Ct (327-270-18) Adj) Pac Bell – 281 Industrial Dr
ENVIROSTOR	1.000	Teters Auto Wreckers - 4487 Missouri Flat Rd (327-270-46) Adj) Celebrity Plating – 4502 Missouri Flat Rd Adj) Old Caldor Lumber Co – 180 Industrial Dr

* Hwy 49 Parcel

Due to poor or inadequate information, EDR is unable to map certain sites. These sites are referred to by EDR as Orphans. The sites listed in the "Orphans List" of the EDR Report, are located beyond the minimum search distance from the DSP parcels. According to the EDR Report, the DSP parcels are not designated as wetlands, per the National Wetlands Inventory (1994).

5.2 Environmental Record Source - EDCEMD File Review

Selected files were reviewed at the El Dorado County Environmental Management Department (EDCEMD). Portions of the files were copied and are provided in Appendix C.

Diamond Springs Parkway Parcels (All are Non-Highway 49 parcels)

Teters Auto Wreckers (Envirostor Site) (DSP Non-Highway 49 parcel 327-270-46)

A Preliminary Assessment (PA) was recommended for this low priority site in 1987. Potential contaminants of concern include: lead, PCBs, oil containing waste, waste oil and mixed oil, and contaminated soil. EDCEMD file reviews for adjacent properties noted that soil sampling and excavation work on the Teters property began in approximately 1994 and initially focused on surface stains from auto dismantling activities on the property. Widespread contamination was found on the property beneath the surface at depths of up to five feet thick. Approximately 5,000 cubic yards of soil was excavated. Soil contaminated with copper was removed from the property. Soil contaminated with hydrocarbons was left on site and successfully bioremediated. According to the EDCEMD, they issued a closure letter in December 1991, but it was not found in the files. On 1 October 2008, the EDCEMD issued a no further action letter for the Teters Auto Wreckers DSP parcel.

Bahlman Property (not listed in EDR Report) (DSP Non-Highway 49 parcel 327-270-04)

The EDCEMD file for the Bahlman property at 4451 Missouri Flat Road (at Old Depot Road) identified the existence of subsurface contamination at the site. Mr. Bahlman operated Snow Cap Ice Company. Refrigeration equipment used Freon refrigerant. Portions of the property were leased to a Crystal distributor and Mountain Crane & Windmills. Vehicle maintenance was performed on site on the delivery trucks used by these tenants. Other tenants included: Diamond Electrical Supply, Placerville Truss, and Harper Equipment Rental. According to the EDCEMD file, free-phase viscous oil and stained soil was identified in the sidewalls of test pits dug in 1999 by McLaren Hart, Inc. The stained soil showed low levels of toluene, ethylbenzene, and xylenes in the oil and low level diesel range hydrocarbons in the soil. Heavy metals were not identified. In October 1999, EDCEMD requested further investigation and remediation of the free-phase oil contamination on the property. EDCEMD did not request cleanup of the stained soil. In 2006, JD Smith Consulting (JDS) was retained to conduct a site investigation to evaluate the extent and volume of soil containing free-phase oil. JDS concluded that the oil was best described as a combination of immobile, strongly weathered motor oil and grease related to historic railroad uses



at the site. During the investigation, an El Dorado Irrigation District (EID) water leak was identified on the north side of the property. The EID water leak reportedly acted to mobilize the oil observed in 1999. JDS recommended to EDCEMD that the site be issued a no further action letter since elevated levels of toxic compounds were not detected. The EDCEMD did not agree and in 2006 they requested that the lateral extent of the oil-impacted soil be removed. A work plan to address EDCEMD's request was prepared by JDS and submitted on 26 June 2007. JDS proposed to remove the upper 2 to 3 feet of soil and stockpile onsite for later use as backfill. The lower 3 to 4 feet of soil was to be excavated, transported, and disposed of at an approved Class II landfill facility. To date, these proposed activities have not occurred.

El Dorado Disposal/Waste Connections (CERCLIS-No Further Remedial Action Planned, Waste Discharge System, HIST UST, SWEEPS) (DSP Non-Highway 49 parcel 051-461-10)

The EDCEMD file for El Dorado Disposal at 3940 Highway 49 identified that the site is a maintenance facility for a fleet of vehicles and equipment related to solid waste pick-up and disposal. The facility includes one 8,000-gallon aboveground diesel fuel tank. The facility generated the following hazardous waste materials: used motor oil, used oil filters, used absorbent, used solvent, used batteries, and used coolant. No violations were identified in the file.

Surrounding Properties

Sierra Door, 4415 Missouri Flat Road (CORTESE, LUST, CA FID UST, SWEEPS)

According to EDCEMD, Sierra Door at 4415 Missouri Flat Road is located within the Diamond Springs Parkway corridor and is identified in the EDR Report as a site with groundwater contaminated with gasoline. The release was reported in 1991. The most recent document in the file is a June 2006 letter from the Regional Water Quality Control Board requesting additional soil and groundwater investigations. According to EDCEMD files, a work plan for soil and groundwater investigation at the Sierra Door site was prepared by ERM on 21 June 2006. Groundwater is contaminated at the site and flows to the northwest. In 1997, three groundwater monitoring wells were installed on site. Soil samples were not collected during drilling activities. Total petroleum hydrocarbons (TPH) as diesel and motor oil and BTEX (benzene, toluene, ethylbenzene, xylenes) were not detected in two of the three wells (MW-1 and MW-2) sampled. The groundwater sample from MW-3 indicated the presence of 76 µg/L TPH as a hydrocarbon mixture in the diesel hydrocarbon range (C₁₀ to C₂₄). Ethylbenzene and xylenes were detected at 0.58 µg/L and 5.3 µg/L in MW-3, but benzene and toluene were not detected. Groundwater is contaminated at the Sierra Door site and it reportedly flows to the northwest. There is a potential for contaminated groundwater and/or hydrocarbon soil vapors to migrate from the Sierra Door site to the northwest and towards DSP APN 327-300-08 and may be encountered during DSP construction activities.

Pacific Bell/AT&T, 281 Industrial Drive (Post remedial action monitoring) LUST Site

The EDCEMD file for the AT&T (SBC/Pacific Bell) facility, located at 281 Industrial Drive (southwest of DSP APN 327-260-25) was reviewed. In 1986 a 1,000-gallon waste oil UST was removed after failing a tightness test. Petroleum hydrocarbons were detected at a concentration of 2,900 parts per million (ppm) beneath the tank. Since the discovery of the contamination in 1986, 15 monitoring wells have been installed at the facility. Remediation attempts have included the use of oxygen releasing compounds to enhance natural biodegradation. Ongoing groundwater monitoring and remediation to removed MTBE is in progress according to the most recent quarterly report dated December 2007. TPH-D and MTBE were detected in the groundwater samples analyzed in October 2007. Groundwater elevation studies of the site show the groundwater to be traveling in a southwesterly direction, away from the DSP parcels. According to EDCEMD, currently the groundwater plume has not extended beyond the boundary of AT&T's property line. Groundwater beneath the site was found to vary between 10 to 25 feet below ground surface. This site does not appear to present a potential to impact the DSP parcels.



Former SS, 493 Main Street (LUST)

The EDCEMD file for the former service station at 493 Main Street, Diamond Springs, contained a no further action closure letter from EDCEMD date 22 June 1992. This site does not appear to present a potential to impact the DSP parcels.

Celebrity Plating, 4502 Missouri Flat Road (Envirostor)

The EDCEMD file for Celebrity Plating facility at 4502 and 4504 Missouri Flat Road noted that the facility is closed and litigation is on-going. The most recent documents in the file were dated 2005. A Preliminary Endangerment Assessment (PEA) was recommended. Contaminants identified at the facility are: cadmium, chromium, lead, nickel, zinc, and cyanide. This site does not appear to present a potential to impact the DSP parcels.

Foothill Auto Repair, 6566-C Commerce Way (Envirostor)

This site is now located on Durock Road in Shingle Springs and is no longer located within the minimum search distance from the DSP parcels. This site does not appear to present a potential to impact the DSP parcels.

Old Caldor Lumber Company Yard, 180 Industrial Drive (Envirostor)

The file for the Old Caldor (California Door) Lumber Company stated that the facility started as a lumber mill and box factory in late 1800s. In 1904, the Diamond & Caldor Railway was completed to provide transport of the timber from Caldor to Diamond Springs. Fire destroyed the Caldor mill in 1923. A new sawmill was constructed in Diamond Springs and included oil storage, engine house, machine shop, and service areas for the locomotives. The mill operated at full scale from 1935 until it was shut down in 1952. In 1966, a fire broke out at the mill facility, which was being used as a storage area for Sacramento Municipal Utility District (SMUD) equipment at the time. Reportedly, approximately 8,000 gallons of possible polychlorinated biphenyls (PCBs)-containing oil from a damaged transformer was used for dust control on the yard and nearby roads. In 1974, Pacific Southeast Forest Products bought much of the Caldor site and constructed new buildings on the old foundations. In December 1986, soil testing by California Department of Health Services revealed no evidence of PCB or pesticide contamination. The U.S. Environmental Protection Agency (EPA) signed off on the site in February 1988 and indicated no further action was necessary under CERCLA. This site does not appear to present a potential to impact the DSP parcels.

WEDRS, El Dorado Disposal/Waste Connections (Solid Waste Facilities/Landfill Site, Waste Discharge System)

This property is an active CUPA (Certified Unified Program Agency) site. The El Dorado Disposal/Waste Connections site at 4100 Throwita Way was identified in the EDR Report on the following lists: SWF/LF, SWRCY, and CA WDS. The Waste Connections Property at 4100 Throwita Way is identified in the EDR Report as a solid waste transfer/processing facility handling construction/demolition, inert, metals, and wood waste. This site is listed as the Western El Dorado Recycling Service (WEDRS) Green Waste Recycling Center as a chipping and grinding composting facility and as Waste Management Inc. Western El Dorado, a large volume transfer and processing facility for liquid or semisolid wastes from industrial facilities. This site is identified as having a minor threat to water quality with a primary waste stream of storm water runoff. According to the EDCEMD, Placer County is the Lead Enforcement Agency (LEA) for the Waste Connection MRF. According to Mr. Lem Estolas with Placer County Solid Waste Department, there are no existing violations or enforcement actions for the Waste Connections Property at 4100 Throwita Way. Mr. Estolas stated that the WEDRS facility has three operating permits: one for green waste, one for construction and demolition waste, and one for municipal solid waste (MSW). EDCEMD oversees the household hazardous waste collection processes at the WEDRS facility. This site does not appear to present a potential to impact the DSP parcels.



5.3 Review of Previously Conducted Environmental Studies

Youngdahl Consulting Group, Inc. prepared Phase I Environmental Site Assessments (ESAs) for three of the Diamond Spring Parkway (DSP) parcels in September, November, and December 2007. The Lindeman Property (APN 051-250-54), Murray Property (APN 051-250-46), and Abel Property (APN 051-250-12) Phase I ESAs did not identify recognized environmental conditions on the three parcels. The reports did conclude that because portions of the properties may have been part of the Diamond Lime Mineral Plant, the properties should be observed for the potential indication of hazardous materials releases or disposal areas during construction activities. Information obtained during the course of the three previously conducted Phase I ESAs has been incorporated into this report for the Diamond Springs Parkway.

Padre Associates, Inc. prepared a Phase I Environmental Site Assessment for the El Dorado Trail Improvement Project in November 2007. This study area included 2.7 miles of unpaved trail along the former Southern Pacific Railroad alignment from Missouri Flat Road to Forni Road in Placerville, California. The report concluded that petroleum hydrocarbons were present in the soil at the former Diamond Springs Station (currently identified as the Bahlman property) and at Sierra Door and Supply, both on Old Depot Road.

ERM-West, Inc. prepared a Remedial Action Report for the Union Pacific Railroad Company, Placerville Corridor, Sacramento and El Dorado Counties for Union Pacific Railroad Company in November 1997. The former Diamond Springs Station, at 4415 Missouri Flat Road, was discussed in the document. This property is located adjacent to the north of the Bahlman property. Samples of soil excavated from several test pits on the property identified concentrations of arsenic, cadmium, chromium, lead, zinc, benzene, toluene, ethylbenzene, and xylenes (BTEX) present in the stockpiled material. The stockpiled soil was transported to BFI Vasco Road Landfill in Livermore, California for disposal in October 1997. This site is closed.

5.4 Physical Setting Source(s)

The current U.S.G.S. topographic map of the Placerville Quadrangle (1949, photorevised 1973), a geologic map of the Placerville 15-Minute Quadrangle, and observations made during our site reconnaissance visits were used to make interpretations regarding the physical setting of the DSP parcels and the surrounding area. The DSP parcels are located in the western foothills of the Sierra Nevada mountain range in northern California. The DSP parcels are at an elevations ranging from approximately 1,750 feet to 1,800 feet to above mean sea level. California Department of Mines and Geology mapping does not show any naturally-occurring asbestos hazards within the vicinity of the project area.

5.4.1 Regional Geology and Soils

The project vicinity is located within the Sierra Nevada geomorphic province of California. Based upon a review of published geologic data the vicinity is mapped as Mesozoic-age granitic rocks (Mzg) (Loyd, 1984). Tectonic activity related to the Sierra Nevada mountain uplift resulted in a rock fabric consisting of northeast to northwest-trending fracturing and foliation. The regional structure and tectonic framework is dominated by the Foothills Fault system, which traverses the western side of the Sierra Nevada tectonic block. This fault system developed in the early Mesozoic during several episodes of continental accretion involving island arc belts. The fault system includes two major fault zones, the Bear Mountains Fault Zone in El Dorado Hills and the Melones Fault Zone in Placerville, both of which trend north-northwest and dip steeply easterly.

A review of the Fault Activity of California Map (Jennings, 1994) reveals numerous earthquake epicenters within 60 miles of the site. These epicenters are located on the eastern flank of the Sierra Nevada Mountains and the eastern flank of the Diablo Range. According to the California Division of Mines and Geology (Jennings, 1994), the nearest known active fault to the site is the North Tahoe fault located approximately 40 miles northeast of the site, and the nearest potentially active fault is the Melones Fault - West branch, located about approximately 1.5 miles to the east.



The Soil Survey of El Dorado County (1974) notes the DSP parcels to consist of the following soil types: Placer diggings (PrD), Diamond Springs, very fine sandy loam (DfB and DfC), Loamy alluvial land (LaB), Mixed alluvial land (MpB), and Tailings (TaD). The majority of the project area is classified as Placer diggings. Placer diggings consist of areas of stony, cobbly, and gravelly material, commonly in beds of creeks and other streams, or of areas that have been placer mined and contain enough fine sand or silt to support some grass for grazing. Diamond Springs series (DfB and DfC) consist of well-drained soils that are underlain by fine-grained acid igneous rocks at a depth of 24 to 50 inches. The Diamond Springs soils are used for deciduous orchards, woodland, and range. Loamy alluvial land (LaB) consists of small areas of recent alluvium that have slopes of 2 to 5 percent and are adjacent to stream channels. Loamy alluvial land is suitable for irrigated pasture and deciduous orchards if it is protected from overflow. Mixed alluvial land (MpB) consists of small areas of recent mixed alluvium adjacent to stream channels. Mixed alluvial land is used for pasture and range. A small portion of the project area where Missouri Flat Road intersects with Southern Pacific Railroad is identified with Tailings (TaD) consists of cobbly and stony tailings from dredge mining and hydraulic mining and in hard-rock mine dumps.

5.4.2 Regional Radon Values

According to the Geologic Controls on the Distribution of Radon in California by Ronald Churchill for the Department of Health Services (1991, revised 2003), elevated radon gas levels in indoor air are a result of radon moving into buildings from the soil, either by diffusion or flow due to air pressure differences. The ultimate source of radon gas in buildings is the uranium naturally present in rock, water, and soil. Some rock types are known to contain more uranium than others. In California, most uranium deposits are relatively small and are located in rural areas. Consequently, the chance of severe radon levels (>200 pCi/L) occurring in buildings in California should be very low. The following rock units contain uranium in concentrations above the crustal average: the Monterey Formation, asphaltic rocks, marine phosphatic rocks, granitic rocks, felsic volcanic rocks, and certain metamorphic rocks. According to EPA publication 402-R-93-025, entitled EPA's Map of Radon Zones, California, dated September 1993, El Dorado County is shown to be in Zone 2. Zone 2 has a predicted average radon screening level of greater than 2 Pico Curies per Liter (pCi/L) but less than 4 pCi/L, this is considered to be a moderate or variable value of geologic radon potential. The State of California Department of Health Services California Statewide Radon Survey Screening Results (May 1990) indicated that El Dorado County (Region 5) had a value of 3.7% of homes with predicted radon levels of over 4 pCi/L.

5.5 Historical Use Information on the Property and Adjoining Properties

All obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier. The term developed use includes agricultural uses and placement of fill dirt. Standard historical sources shall be reviewed at approximately five year intervals. Uses in the area surrounding the property shall also be identified. Standard historical sources may include: aerial photographs, fire insurance maps, recorded land title records, USGS topographic maps, local street directories, building department records, and zoning/land use records. The DSP is located in an area historically used for a variety of purposes including industrial, agricultural, right-of-ways, commercial, residential, and vacant land.

Industrial History – Historically the Diamond & Caldor (D&C) Railway and the Diamond Lime Mineral Plant were located within the footprint of the DSP. Diamond Springs Station was part of the D&C Railway yard. The station was located at Old Depot Road to the north and south of the Southern Pacific Railroad line. In 1904 the D&C Railway line connected the Caldor Mill (30 miles southeast of Diamond Springs) and Diamond Springs. The Diamond Springs Station depot included an engine house, machine shop, car shop, truck shop, oil storage and several warehouses. The D&C Railroad yard was historically located on the following DSP parcels: APNs 327-270-03, 327-270-04, 327-270-26, 327-270-27, 327-270-46, 327-270-48, and 327-270-49.



The Diamond Lime Mineral Plant operated for over 50 years. In that time, rocks were crushed into aggregate and other mineral products for use in construction, road building, and concrete manufacturing. The facility closed in the 1970s. The Diamond Lime Mineral Plant was historically located on the following DSP parcels: APNs 051-250-46 and 051-250-54.

Agriculture History – Historically, agriculture within the Missouri Flat/Diamond Springs area consisted of fruit tree and grape production and pasture land. Based on the El Dorado County Soil Survey (Reference 8), deciduous crops typically grown in the soils located within the DSP project area included apples and pears. Chlorinated and lead arsenate pesticides were typically applied to orchards for pest control. Smudge pots were also locally utilized to create a layer of warm air and smoke at night to protect the crops from seasonal winter frost. Smoke produced from the smudge pots was created by burning liquid fuel including kerosene, diesel fuel or oil. Additionally, fuel tanks were typically stored on agricultural properties to fuel the farming equipment. The El Dorado County Agricultural Commission only retains records of pesticide use for the previous three years. Since orchard production historically occurred within the DSP project area, there is a potential for the existence of agricultural chemicals, including but not limited to, chlorinated pesticides, lead, and arsenic, and hydrocarbon contamination from possible past storage tanks and smudge pots located on or within close proximity to the orchards.

Historical deciduous orchard use was identified on several parcels within the DSP project area during the aerial photographic and topographic review (See Sections 5.4.1 and 5.4.2 and Figure 2). Diamond Springs Professional Center, non-Hwy 49 DSP APN 327-300-08, is located north of Missouri Flat Road and west of the intersection of Missouri Flat Road and the railroad tracks and currently consists of an asphalt parking lot. Orchard use was observed on parcel 327-300-08 on the 1962 aerial photograph and 1971 aerial photographs and on the 1973 (photorevised from 1949) topographic map.

Orchards were also historically located south of the railroad tracks, west of Highway 49 and north and east of the former Diamond Lime Mineral Plant. This area currently consists of one residential parcel, vacant land, commercial / industrial properties and Waste Connections/El Dorado Disposal associated parcels. Highway 49 parcels with historical orchard use include: APNs 051-250-11, 051-250-12, 051-250-13, 051-250-31, 051-250-22, 051-250-23, 051-250-39, 051-250-42, 051-250-46, 051-254-54, 051-250-55, 051-461-46, 051-250-30, 051-250-32, 051-250-33, 051-250-48, 051-461-05 and 051-461-10. Non-Highway 49 parcels with historical orchard use include: APNs 051-250-19, 051-250-20 and 051-250-21, 051-250-16, 051-250-17, 051-250-18, 051-250-30, 051-250-32, 051-250-33, 051-250-48, 051-461-05 and 051-461-10. Orchard use on these parcels was observed on the 1935, 1952, and 1962 aerial photographs. All orchards were absent from the area on the 1971 aerial photograph. The topographic maps did not indicate the presence of historical orchards on these parcels.

Right-of-Way History - Hwy 49 has been in use for over 100 years and is located within the footprint of the DSP. Lead oxide and lead chromate were commonly used in paints until 1978, when regulations limited the allowable lead content in paint. Yellow thermoplastic and yellow paint, used for traffic striping and pavement marking throughout the project area, may also contain elevated concentrations of lead, regardless of manufacture date. Therefore, pavement marking paint used prior to 1978 likely contains lead-based paint. Aerially deposited lead occurs in roadside soils and is the result of lead deposition from vehicle exhaust during the era of lead additives in fuel. This lead is attributed to the use of lead in gasoline, which was phased out beginning in the mid-1970s. Historical maps and aerial photographs show that Hwy 49 and other roadways in the DSP project area were constructed in the 1940s and 1950s, prior to the phase-out of lead in gasoline. As a result, it is likely that soils near or at the project area may contain total lead above the Total Threshold Limit Concentration, of 1,000 mg/kg. Soils which exceed the TTLIC would be classified as a hazardous waste, once excavated, and would require special handling and disposal procedures. Typically soils within 30 feet of a roadway may potentially be affected by aerially-



deposited lead. All lead-affected soils with a pH less than 5.0 must be covered with pavement or similar impervious surface. It is Caltrans policy that all shallow soils near highways may potentially contain elevated concentrations of aerially-deposited lead, and soils within Caltrans rights-of-way that will be disturbed during construction are routinely tested for total and/or soluble lead to properly classify the soils and ensure that all necessary soil management and disposal procedures are followed. All 18 of the DSP Hwy 49 parcels are adjacent to Hwy 49.

Residential History - Residences are located east of Hwy 49 within the eastern edge of the DSP footprint. Lead oxide and lead chromate were commonly used in paints until 1978, when regulations limited the allowable lead content in paint. Therefore, interior and/or exterior painted surfaces at buildings constructed prior to 1978 have the potential to contain lead-based paint. Asbestos was commonly used in construction materials until the 1980s, when its use was phased out. Building materials manufactured prior to the 1980s have the potential to contain asbestos fibers, which could be released during demolition activities. Airborne asbestos is a known human carcinogen. Prior to demolition activities, it is recommended that asbestos and lead-based paint surveys be conducted. One aboveground heating oil tank was identified within the DSP project area on parcel 327-250-35. The majority of residences in the DSP project area appear to use propane as the fuel source for heat. If underground tanks are identified in the future, further investigation would be warranted.

5.5.1 Aerial Photographic Review

EDR aerial photographs for 1935, 1952, 1962, 1984, 1993, and 1998 were provided in The EDR Aerial Photo Decade Package and reviewed. Photographs dated 1971 and 1977 and a 2006 digital image from terraserver.com were also reviewed. Interpretations were made in an effort to evaluate former uses of the DSP parcels and adjacent areas, and to determine if any significant topographic or cultural changes have occurred. A summary of all of the aerial photographs reviewed is provided in Table 1. A copy of the EDR Aerial Photo Decade Package is provided in Appendix B following the EDR Report.

Highway 49 DSP Parcels

This portion of the DSP includes those parcels within the Highway 49 corridor. These are parcels along Highway 49 between Truck Street and Pleasant Valley Road. There are 18 parcels within the Highway 49 corridor.

Date	Property Comments	Surrounding Area Comments
1935 (Limited coverage)	No Coverage	Diamond Lime Mineral Plant and orchards are shown to the west.
1952 and 1962	Highway 49 is present.	Diamond Lime Mineral Plant and orchards are shown to the west of Hwy 49. Undeveloped wooded and rural residential property is shown to the east of the northern portion of Hwy 49. Rural residential property and undeveloped property is shown to the east and west of southern portion of Hwy 49.
1971 and 1977	Hwy 49 is present. Orchards have been removed.	Diamond Lime Mineral Plant structures are present. Orchards are no longer present. Undeveloped wooded and rural residential property is shown to the east of Hwy 49. Rural residential property and undeveloped property is shown to the east and west of southern portion of Hwy 49.
1984, 1993, and 1998	Hwy 49 is present.	Industrial/commercial properties are shown to the west of Hwy 49 and undeveloped property is shown to the west of Hwy 49. Undeveloped wooded and rural residential property is shown to the east of the northern portion of Hwy 49. Rural residential and undeveloped property is shown to the east and west of the southern portion of Hwy 49.



Non-Highway 49 DSP Parcels

The 45 DSP Non-Highway 49 parcels are located along the proposed DSP alignment from Missouri Flat Road to Highway 49 and parcels DSP parcels along the local roads of Old Depot road, Throwita Way, Truck Street, Bradley Drive, Lime Kiln, Happy Lane, and Black Rice Road. Land use includes residential, commercial, industrial, vacant, and public land.

Date	Property Comments	Surrounding Area Comments
1935 (Limited coverage)	Railroad spur extends eastward from the main SPRR line to the west and orchards are to the south of the railroad. The spur appears to service the Diamond Lime Mineral Plant.	Orchards are present to the north of the Diamond Lime Mineral Plant. Limited aerial coverage only shows undeveloped land to the southwest and southeast of the project area.
1952 and 1962	The project area includes two areas of orchards, the Diamond Lime Mineral Plant and D&C Railway railroad yard spurs. Property to the east and west of the Diamond Lime Mineral Plant appear to be vacant land or orchards.	Adjacent property is industrial (Diamond Lime Mineral Plant), agricultural (orchards), rural residential, and undeveloped land.
1971 and 1977	Orchards have been removed. D&CRR depot structures and Diamond Lime Mineral Plant structures are present.	Adjacent property is industrial, commercial, rural residential and undeveloped land.
1984	The project area includes industrial and commercial property. The Diamond Lime Mineral Plant does not appear to be in operation.	Adjacent property is industrial, commercial, rural residential and undeveloped land. The building currently occupied by the Waste Connections material recovery facility (MRF) is present to the south.
1993	The project area includes industrial and commercial property.	Adjacent property includes increased development of industrial and commercial properties when compared to the 1984 photograph. Rural residential and undeveloped land is shown to the north and east of the project area.
1998	The project area includes industrial and commercial property.	Adjacent property includes industrial and commercial properties. Rural residential and undeveloped land is shown to the north and east of the project area.

5.5.2 Review of Historical and Current USGS Topographic Maps

A topographic map (topo) is a color coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topographic maps show the shape, elevation, and development of the terrain in precise detail by using contour lines and color coded symbols. The EDR - Historical Topographic Map Report provided maps dated 1893, 1949, 1950, and 1973 (revised from 1949). Interpretations were made in an effort to evaluate former uses of the DSP parcels and adjacent areas, and determine if any significant topographic or cultural changes have occurred. A summary of the topographic maps review is provided below. A copy of the EDR - Historical Topographic Map Report is provided in Appendix B.

The 1893 Placerville 30-minute quadrangle map does not show specific details for the DSP parcels. The features noted on the 1893 map included the Sacramento and Placerville Railroad line, Highway 49, Webber Creek, and the town of Diamond Springs. The DSP parcels are identified as undeveloped land.



Highway 49 DSP Parcels

This portion of the DSP includes those parcels within the Highway 49 corridor. These are parcels along Highway 49 between Truck Street and Pleasant Valley Road. There are 18 parcels within the Highway 49 corridor.

The 1949 Placerville 15-minute quadrangle map shows several small structures (most likely residential homes) on the east side of Highway 49, north of Diamond Springs and south of Lime Kiln Road. One structure is identified at the northwest corner of Highway 49 and Pleasant Valley Road/Highway 49. Single structures are also identified to the east and west of Highway 49, north of Lime Kiln Road. The surrounding properties are a mix of rural residential and undeveloped land.

The 1950 Placerville 7.5-minute quadrangle map shows several small structures (most likely residential homes) on the east side of north bound Highway 49 between east/west bound Highway 49/Pleasant Valley Road and Lime Kiln Road. Single structures are also identified to the east and west of Highway 49, north of Lime Kiln Road. The surrounding properties are a mix of rural residential and undeveloped land.

The 1973 (revised from 1949) Placerville 7.5-minute quadrangle map shows the Highway 49 corridor parcels to be very similar to what was observed on the 1950 topographic map.

Non-Highway 49 DSP Parcels

The 45 DSP Non-Highway 49 parcels are located along the proposed DSP alignment from Missouri Flat Road to Highway 49 and parcels DSP parcels along the local roads of Old Depot road, Throwita Way, Truck Street, Bradley Drive, Lime Kiln, Happy Lane, and Black Rice Road. Land use includes residential, commercial, industrial, vacant, and public land.

The 1949 Placerville 15-minute quadrangle map shows one structure on the Abel Property, east of Lime Plant Road. The Diamond Lime Mineral Plant is present on the map on DSP parcels APNs 051-250-46 and 051-250-54. A railroad spur is present to the north of the Diamond Lime Mineral Plant. A cable way is identified traversing across the northern portion of the Diamond Lime Mineral Plant, between the plant and a Quarry to the east in Section 28. The D&C Railway yard is shown on the map east of Missouri Flat Road. Multiple small structures are identified on DSP parcels APNs 327-250-34, 327-250-35, 327-250-37, 327-250-38, and 327-250-14. The D&CRR depot is shown in the vicinity of DSP parcels APNs 327-250-26, 327-250-27, 327-250-03, and 327-250-04. Additional D&CRR structures are shown on DSP parcels APNs 327-270-48 and 327-270-49. The surrounding properties are a mix of rural residential and undeveloped land.

The 1950 Placerville 7.5-minute quadrangle map shows one structure on the Abel Property, east of Lime Plant Road. Two small ponds are identified on the Waste Connections Property. A creek is shown to the west of the Diamond Lime Mineral Plant. The Diamond Lime Mineral Plant is present on the map on DSP parcels APNs 051-250-46 and 051-250-54. A cable way is identified traversing between the plant and a Quarry to the east in Section 28. The D&C Railway yard is shown on the map east of Missouri Flat Road. Multiple small structures are identified on DSP parcels APNs 327-250-34, 327-250-35, 327-250-37, 327-250-38, and 327-250-14. The D&CRR depot and "S P Sta" are shown in the vicinity of DSP parcels APNs 327-250-26, 327-250-27, 327-250-03, and 327-250-04. Additional D&CRR structures are shown on DSP parcels APNs 327-270-48 and 327-270-49. Surrounding property is a mix of rural residential and undeveloped land.

The 1973 (revised from 1949) Placerville 7.5-minute quadrangle map shows one structure on the Abel Property. The Diamond Lime Mineral Plant is shown on the map on DSP parcels APNs 051-250-46 and 051-250-54. The cable way is no longer identified on the map. A large pond is shown at the current location of the Waste Connections Property. A small orchard is shown just west of the intersection of Missouri Flat Road and the railroad line. The D&C Railway yard is



shown on the map east of Missouri Flat Road. Multiple small structures are identified on DSP parcels APNs 327-250-34, 327-250-35, 327-250-37, 327-250-38, and 327-250-14. The D&CRR depot and "S P Sta" are shown in the vicinity of DSP parcels APNs 327-250-26, 327-250-27, 327-250-03, and 327-250-04. The revision includes the addition of Missouri Flat Road, Old Depot Road, Old Depot Court, Penn Road, Wedge Hill Road, and China Garden Road. Surrounding property is a mix of rural residential and undeveloped land.

6.0 SITE RECONNAISSANCE

Site reconnaissance visits of the Diamond Springs Parkway parcels were conducted by Youngdahl Consulting Group, Inc. in September and October 2008. The site visits consisted of visual and physical observations of the periphery of the properties and traverses throughout the properties on foot, where accessible. The ESA questionnaire asks whether there are any above or underground storage tanks on the property, which includes heating oil tanks. One aboveground heating oil tank was identified on non-Hwy 49 parcel APN 327-250-34. YCG did not inspect the interiors of the residence for heating oil tanks. We did observe that most of the residences utilize propane. Youngdahl Consulting Group, Inc. did not conduct asbestos or lead-based paint surveys of the structures within the DSP project area. According to the ASTM 1527-05 guidance for Phase I ESAs, asbestos and lead-based paint surveys are out of scope considerations.

Highway 49 DSP Parcels

This portion of the DSP includes those parcels within the Highway 49 corridor. These are parcels along Highway 49 between Truck Street and Pleasant Valley Road. There are 18 parcels within the Highway 49 corridor. Table 2 – Highway 49 Parcels, Site Reconnaissance Information, provides a description and a photograph of each parcel. As requested by DOT, an Initial Site Assessment (ISA) Checklist (Caltrans, Project Development Procedure Manual, DD-5) was completed for each Highway 49 parcel. Copies of the ISA Checklists are provided in Appendix D.

Non-Highway 49 DSP Parcels

The 45 DSP Non-Highway 49 parcels are located along the proposed DSP alignment from Missouri Flat Road to Highway 49 and parcels DSP parcels along the local roads of Old Depot road, Throwita Way, Truck Street, Bradley Drive, Lime Kiln, Happy Lane, and Black Rice Road. Land use includes residential, commercial, industrial, vacant, and public land. Table 3 – Non-Highway 49 Parcels, Site Reconnaissance Information, provides a description and a photograph of each parcel.

7.0 FINDINGS AND OPINION

Youngdahl Consulting Group, Inc. has performed a Phase I Environmental Site Assessment in conformance with ASTM Practice E 1527-05 of the Diamond Springs Parkway (DSP).

7.1 DATA GAPS

Data gaps were identified during the course of this investigation that affected the environmental professional's ability to identify recognized environmental conditions. Questionnaires were not received for the following Highway 49 parcels: 051-250-41, 051-250-31, 051-461-12, 051-461-54, 054-342-15, 054-342-20, 054-342-23, and 054-351-19. Questionnaires were not received for the following Non-Highway 49 parcels: 051-250-07, 051-250-08, 051-250-30, 051-250-32, 051-461-05, 051-461-10, 051-461-46, 327-250-14, 327-250-16, 327-250-35, 327-250-37, 327-260-06, 327-260-25, 327-260-39, 327-270-04, 327-270-18, 327-270-26, 327-270-27, 327-270-48, 327-270-49, 327-270-03, and 327-270-08. Site visits were not conducted at the individual businesses located within Missouri Flat Storage LLC (Gold Key Storage) on parcel 327-270-18.

7.2 OPINION AND RECOMMENDATIONS

It is the opinion of the Youngdahl Consulting Group Inc.'s environmental professional that there are identified recognized environmental conditions (RECs) and potential RECs (P-RECs) within



the DSP project area. The rationale used for these opinions are the observations made during the site visits, the review of historical documents, review of Federal, state, and local regulatory records, and interviews with knowledgeable persons. The RECs and P-RECs are presented and have been categorized into one of five categories based on current or historic use: industrial, agricultural, railroad, right-of-ways, and residential.

Recognized environmental conditions (RECs) and potential RECs (P-RECs) have not been identified on the following DSP parcels:

Non- Hwy 49 DSP APN	Property Owner	Address	Findings
051-250-07	Thomas & Kathryn Debenning	4101 Lime Kiln Rd	No RECs identified
051-250-08	Thomas & Kathryn Debenning	4119 Lime Kiln Rd	No RECs identified
051-250-37	49er Mini Storage LLC	527 Truck St	No RECs identified
327-250-14	EID	None	No RECs identified
327-250-16	EID	None	No RECs identified
327-250-34	David Hoagland	60 Old Depot Rd	No RECs identified
327-250-35	EID	None	No RECs identified
327-250-37	John Faber	50 Old Depot Rd	No RECs identified
327-250-38	John Faber	40 Old Depot Rd	No RECs identified
327-260-05	Donald Petersen	4380 Missouri Flat Rd	No RECs identified
327-260-06	Donald Petersen	None	No RECs identified
327-260-28	Ike Wayne Griswold	3420 Wedge Hill Rd	No RECs identified
327-260-39	Gottfried Brunner	None	No RECs identified
327-270-18	Missouri Flat Self Stg CA LLC	4040, 4048, 4056, 4060, 4062, and 4066 Stage Ct	Data Gap: No recon or interviews conducted with multiple tenants.
327-270-31	Teter Family Trust	None	No RECs identified
327-270-43	Teter Family Trust	None	No RECs identified
327-270-50	Teter Family Trust	None	No RECs identified

Recognized Environmental Conditions (RECs)

Industrial: Recognized environmental conditions (RECs) were identified on the following DSP parcel:

Non Hwy 49 DSP APN	Parcel Owner	Address	Industrial REC Recommendations
327-270-04	Shyrel & Donald Bahlman	4451 Missouri Flat Rd	EDCEMD's file identified the existence free-phase viscous oil and stained soil in the sidewalls of test pits dug in 1999 by McLaren Hart, Inc. The stained soil showed low levels of toluene, ethylbenzene, and xylenes in the oil and low level diesel range hydrocarbons in the soil. Heavy metals were not identified. In 1999 EDCEMD requested investigation and remediation of the free-phase oil contamination. EDCEMD did not request cleanup of the stained soil. In 2006, JD Smith Consulting (JDS) conducted a site investigation to evaluate the extent and volume of soil containing free-phase oil. JDS concluded that the oil was a combination of immobile, strongly weathered motor oil and grease related to historic railroad uses at the site. During the investigation, an El Dorado Irrigation District (EID) water leak was identified on the



Non Hwy 49 DSP APN	Parcel Owner	Address	Industrial REC Recommendations
			north side of the property. The EID water leak reportedly acted to mobilize the oil observed in 1999. JDS recommended to EDCEMD that the site be issued a no further action letter since elevated levels of toxic compounds were not detected. The EDCEMD did not agree. In 2006 EDCEMD requested the lateral extent of the oil-impacted soil be identified and removed. A work plan to address EDCEMD's request was prepared by JDS and submitted on 26 June 2007 that proposed the removal of the upper 2 to 3 feet of soil and stockpile onsite for later use as backfill. The lower 3 to 4 feet of soil was to be excavated, transported, and disposed of at an approved Class II landfill facility. To date, these activities have not been conducted. Youngdahl Consulting Group, Inc. recommends that the EDCEMD approved workplan be carried out to evaluate the lateral and vertical extent of contamination on this parcel.

Potential Recognized Environmental Conditions (P-RECs)

Industrial: It is also recommended that during construction, those Non Hwy 49 DSP parcels formerly part of the Diamond & Caldor Railway depot and engine house (APNs 327-270-26, 327-270-27, 327-270-03, 327-270-04, 327-270-46, 327-270-48, and 327-270-49) and the Diamond Lime Mineral Plant (DSP Non-Highway 49 parcels 051-250-46 and 051-250-54) be observed for the potential indication of hazardous materials releases or disposal areas. Figure 2 identifies the historical locations of the Diamond & Caldor Railway yard and the Diamond Lime Mineral Plant. If suspect recognized environmental conditions are identified during future construction activities, please notify Youngdahl Consulting Group, Inc. for further evaluation.

Non Hwy 49 DSP APN	Parcel Owner	Address	Industrial P- REC Recommendations
327-300-08	Missouri flat Prof Ctr Office	None	EDCEMD's file identified a Regional Water Quality Control Board request for additional soil and groundwater investigations at upgradient Sierra Door property located to the east. Groundwater is contaminated at the Sierra Door site and it reportedly flows to the northwest towards parcel 327-300-08. There is a potential for hydrocarbon contaminated groundwater and soil vapors to migrate from the Sierra Door site to the northwest towards DSP APN 327-300-08. Youngdahl Consulting Group, Inc. recommends a soil vapor survey and/or groundwater sampling based on the parameters of the proposed construction activities at this parcel (i.e. depth and lateral extent of soil excavation activities).
327-270-03	El Dorado Co Ind Dev Co	None	Formerly part of Diamond & Caldor Railway yard, there is a potential for hazardous materials releases or disposal areas. If suspect recognized environmental conditions are identified during future construction activities, please notify Youngdahl Consulting Group, Inc. for further evaluation.
327-270-26	John Gilmore	4429 Missouri Flat Rd	Same as above.



Non Hwy 49 DSP APN	Parcel Owner	Address	Industrial P- REC Recommendations
327-270-27	John Gilmore	None	Same as above.
327-270-46	Teter Family Trust	4487 Missouri Flat Rd	Same as above.
327-270-48	Raley's	4465 Missouri Flat Rd	Same as above.
327-270-49	Raley's	4465 Missouri Flat Rd	Same as above.
051-250-46	GGV Missouri Flat LLC	4021 Lime Plant Rd	Formerly part of Diamond Lime Mineral Plant, there is a potential for hazardous materials releases or disposal areas. If suspect recognized environmental conditions are identified during future construction activities, please notify Youngdahl Consulting Group, Inc. for further evaluation.
051-250-54	Lindeman Michael D TR	None	Formerly part of Diamond Lime Mineral Plant, there is a potential for hazardous materials releases or disposal areas. If suspect recognized environmental conditions are identified during future construction activities, please notify Youngdahl Consulting Group, Inc. for further evaluation.

Agriculture: The following table identified DSP parcels with prior agricultural use, specifically deciduous orchards during the years 1935 through 1973.

Hwy 49 DSP APN	Parcel Owner	Address	Agricultural P- REC Recommendations
051-250-11	Dorthia Gumble	4000 Hwy 49	Orchards on 1935, 1952, and 1962 photos. Youngdahl Consulting Group, Inc. recommends sampling for agricultural chemicals, lead, and arsenic where soil is to be disturbed.
051-250-12	Lawrence Abel	4024 Hwy 49	Same as above.
051-250-13	Alice Brewer	None	Same as above.
051-250-31	Scariot Partnership	600 Truck St	Same as above.

Non Hwy 49 DSP APN	Parcel Owner	Address	Agricultural P- REC Recommendations
327-300-08	Missouri flat Prof Ctr Office	None	Orchards on 1962 and 1971 photos. Youngdahl Consulting Group, Inc. recommends sampling for agricultural chemicals, lead, and arsenic where soil is to be disturbed.
051-250-16	Alice Brewer	None	Same as above
051-250-17	Alice Brewer	None	Same as above
051-250-18	Alice Brewer	None	Same as above
051-250-19	Alice Brewer	None	Same as above
051-250-20	Alice Brewer	None	Same as above
051-250-21	Alice Brewer	None	Same as above
051-250-22	Alice Brewer	None	Same as above
051-250-23	Heritage Propane	3280 Bradley Dr	Same as above
051-250-30	Scariot Family	580 Truck St	Same as above
051-250-32	Daniel Heath	570 Truck St	Same as above
051-250-33	Kathleen Stymeist	560 Truck St	Same as above



Non Hwy 49 DSP APN	Parcel Owner	Address	Agricultural P- REC Recommendations
051-250-39	Steven Stymeist	521 Truck St	Same as above
051-250-42	49er Mini Stg LLC	527 Truck St	Same as above
051-250-46	GGV Missouri Flat LLC	4021 Lime Plant Rd	Same as above
051-250-48	Kamps Propane	3275 Bradley Dr	Same as above
051-250-54	Lindeman TR	None	Same as above
051-250-55	Philip Dawson	520 Truck St	Same as above
051-461-05	Scariot Family	561 Truck St	Same as above
051-461-10	Scariot Family	3940 Hwy 49	Same as above
051-461-46	Scariot Family	551 Truck St	Same as above

Highway 49: Aerially deposited lead occurs in roadside soils and is the result of lead deposition from vehicle exhaust during the era of lead additives in fuel. This lead is attributed to the use of lead in gasoline, which was phased out beginning in the mid-1970s. It is likely that soils near or at the project area may contain high concentrations of total lead. Typically soils within 30 feet of a roadway may potentially be affected by aerially-deposited lead.

Hwy 49 DSP APN	Parcel Owner	Address	Aerially Deposited Lead P- REC Recommendations
051-250-04	Stephen Coker	141 Happy Lane	Aerially deposited lead may be present within 30 feet of Hwy 49. Youngdahl Consulting Group, Inc. recommends the collection of soil samples for lead analysis where soil is to be disturbed within 30 feet of Hwy 49.
051-250-06	Merrill Debenning	4087 Lime Kiln Rd	Same as above
051-250-11	Dorthia Gumble	4000 Hwy 49	Same as above
051-250-12	Lawrence Abel	4024 Hwy 49	Same as above
051-250-13	Alice Brewer	None	Same as above
051-250-31	Scariot Partnership	600 Truck St	Same as above
051-461-11	Steven Stymeist	3948 Hwy 49	Same as above
051-461-12	Mark Aikin	3919 Hwy 49	Same as above
051-461-37	Piedmont Oak Estates LLC	680 Black Rice Rd	Same as above
051-461-54	John Exline	None	Same as above
051-550-47	Piedmont Oak Estates LLC	None	Same as above
054-342-15	Gloria Winstead	None	Same as above
054-342-20	Paul Savage	4160 Hwy 49	Same as above
054-342-23	Randy Green	None	Same as above
054-342-35	Grado Equities II	611 Pleasant Valley Rd	Same as above (Parcel split from 054-342-25)
054-342-36	Randy Green	611 Pleasant Valley Rd	Same as above (Parcel split from 054-342-25)
054-342-27	Grado Equities II	None	Same as above
054-351-19	Terry Ambroff	4093 Hwy 49	Same as above

Development of the project could potentially require the demolition of several structures located at and near the project that were constructed prior to 1980. Demolition or renovation of structures constructed prior to 1980 may have the potential to expose construction workers and the public to lead and/or asbestos hazards. Asbestos and lead-based surveys should be conducted prior to demolition activities.



Youngdahl Consulting Group, Inc. does not have any specific knowledge as to the suitability of the soil at the former Diamond Lime Mineral Plant (DSP parcels APNs 054-250-46 and 054-250-54). Since it was historically used as a lime crushing plant (industrial purposes), there is a possibility that unsuitable material exists. It would be up to the construction manager/engineer to determine if the soil were suitable for construction purposes. If suspect recognized environmental conditions are identified during future construction activities, please notify Youngdahl Consulting Group, Inc. for further evaluation.

8.0 SELECTED REFERENCES

1. California Department of Water Resources (DWR) – Water Data Library, Groundwater Level Data (1953-2004): <http://wdl.water.ca.gov/gw>
2. Churchill, Ronald, Geologic Controls on the Distribution of Radon in California for the Department of Health Services, 25 January 1991, revised December 2003.
3. ERM-West, Inc., Remedial Action Report for the Union Pacific Railroad Company, Placerville Corridor, Sacramento and El Dorado Counties for Union Pacific Railroad Company, November 1997.
4. Golder Associates, Environmental Site Assessment, U.S.A. Waste Services of California DBA Western El Dorado Recovery Systems DBA El Dorado Disposal Services Operations, Placerville, California, Prepared for Waste Connections, Inc., 5 June 2006.
5. Jennings, C.W., (1994): "Fault Activity Map of California and Adjacent Areas", California Department of Conservation, Division of Mines and Geology, Geologic Data Map No. 6, Scale 1:750,000.
6. Loyd, R.C., and others, (1983): Mineral Land Classification of the Placerville 15-Minute Quadrangle, El Dorado and Amador Counties, California", California Department of Conservation, Division of Mines and Geology, Open-File Report 83-29.
7. Padre Associates, Inc., Phase I Environmental Site Assessment for the El Dorado Trail Improvement Project, November 2007.
8. U.S. Department of Agriculture (USDA) Soil Conservation Service, Soil Survey of El Dorado County - Western Part, California (1974).
9. U.S. Geological Survey Topographic Map – Placerville, California Topographic Quadrangle, 7.5 minute series, 1949 (photorevised 1973).
10. Youngdahl Consulting Group, Inc., Lindeman Property Phase I ESA (APN 051-250-51 and 54), Throwita Way, Placerville, California, September 2007 (Project No. E07354.000).
11. Youngdahl Consulting Group, Inc., Murray Property Phase I ESA (APN 051-250-46), 4021 Lime Plant Road, Placerville, California, November 2007 (Project No. E07443.000).
12. Youngdahl Consulting Group, Inc., Abel Property (APN 051-250-12) and Waste Connections Property (APN 051-250-47) Phase I ESA, Placerville, California, December 2007 (Project No. E07443.000).



9.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

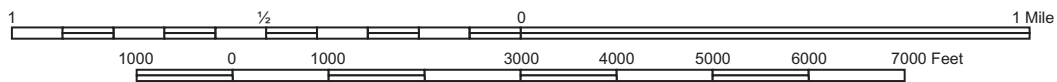
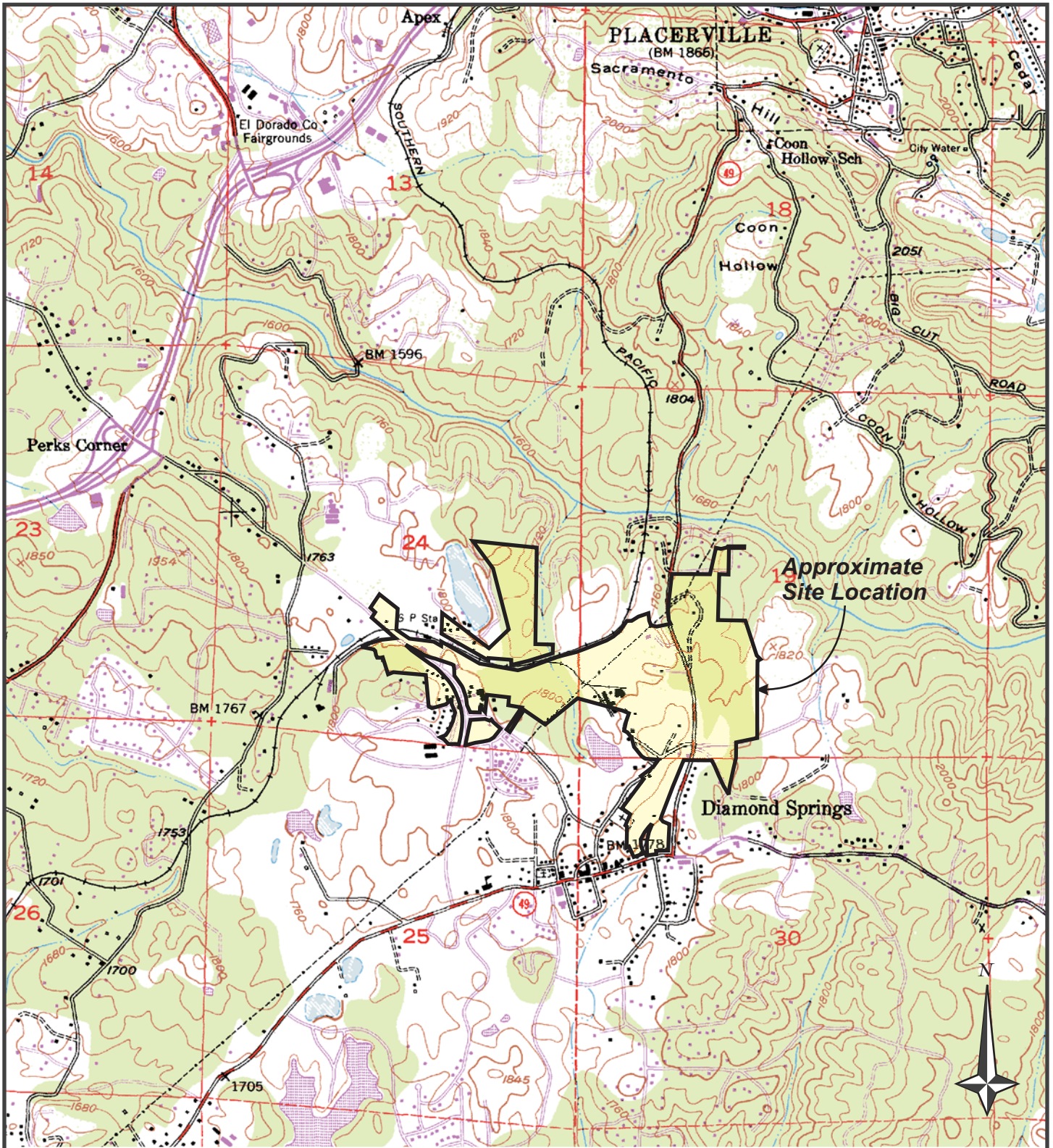
David C. Sederquist Professional Geologist - California No. 4715
Bachelor of Arts in Geology, California State University, Sacramento, 1980
Mr. Sederquist has performed Phase I and Phase II Environmental Site Assessments for commercial, residential, public utility and school projects since 1990. He has assessed, monitored, and closed soil and groundwater contamination sites. He is experienced in working closely with both regulatory officials and property owners/purchasers.

Laurie B. Israel Registered Environmental Assessor - California No. 05557
Bachelor of Science in Environmental Policy Analysis and Planning, University of California - Davis, 1988
Ms. Israel has worked in the environmental field since 1988. She has been involved in all aspects of Phase I Environmental Site Assessments. Ms. Israel became a Registered Environmental Assessor with the State of California in 1994. Ms. Israel has also performed limited Phase II investigations.

TABLES

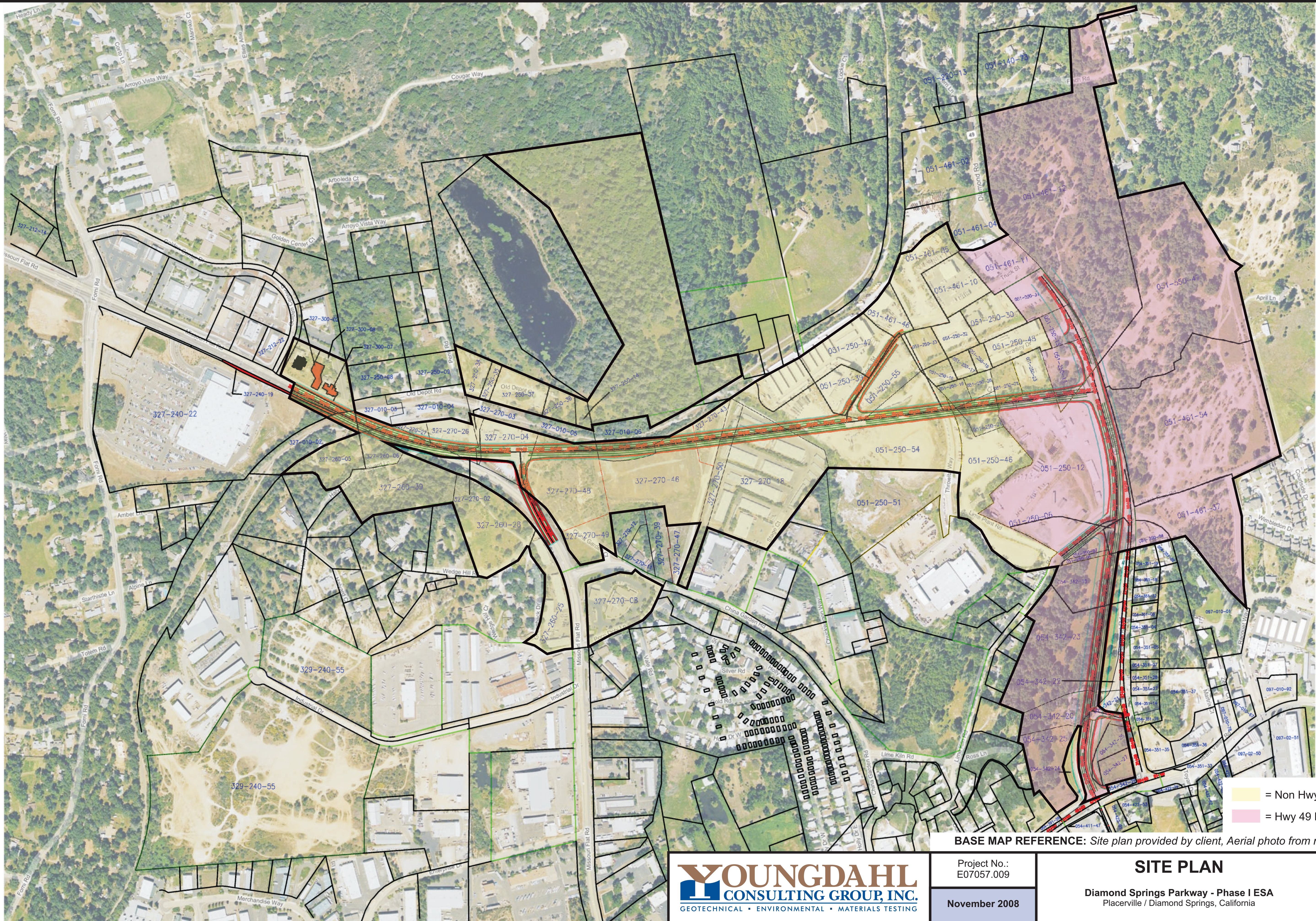
Tables for Phase I Environmental Site Assessment (Draft EIR Appendix H) are available for review at the El Dorado County Department of Transportation.

FIGURES



Scale: 1:24,000

BASE MAP REFERENCE: U.S.G.S. 7.5 Minute Topographic Series, Placerville Quadrangle, Dated 1949 (Revised 1973)



= Non Hwy 49 Parcels
 = Hwy 49 Parcels

BASE MAP REFERENCE: Site plan provided by client, Aerial photo from maps.live.com

YOUNGDAHL
 CONSULTING GROUP, INC.
 GEOTECHNICAL • ENVIRONMENTAL • MATERIALS TESTING

Project No.:
 E07057.009
 November 2008

SITE PLAN
 Diamond Springs Parkway - Phase I ESA
 Placerville / Diamond Springs, California

FIGURE
2

APPENDICES

**The Appendices to the Phase I Environmental Site Assessment
for Diamond Springs Parkway are available upon request from the
El Dorado County Department of Transportation**

Appendix A Completed Phase I ESA Questionnaires

Appendix B EDR Data Map Corridor Study
EDR Aerial Photo Decade Package
EDR Historical Topographic Map Report

Appendix C Selected copies from EDCEMD files

Appendix D Completed Initial Site Assessment (ISA) Checklists for 18 Highway 49
Parcels (Caltrans, Project Development Procedure Manual, DD-5)